



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

Leon L. LaFreniere, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.  
Deputy Director Building Regulations

### MANCHESTER PLANNING BOARD PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, July 23, 2020 – 6:00 PM

**Due to the emergency orders issued by the Governor and on the guidance of public health officials, there will be no physical location in which to attend the meeting. You will be able to view and hear the meeting on Manchester Public TV, either on Channel 22 or on MPTV's website. You will be able to offer public comment on the application by calling 603-792-6737 or by emailing [planningboard@manchesternh.gov](mailto:planningboard@manchesternh.gov). You may also attend the meeting through our webinar software by sending an email to the aforementioned address and requesting an invitation to participate. The phone line and email will be monitored by staff up to, and during, the public hearing.**

---

**I. The Chairman calls the meeting to order and introduces Planning Board Members and Planning Staff.**

**II. PUBLIC HEARING:**

*(Continued Item)*

**1. SP2020-008**

Property located at Dunbar Street and Sundial Avenue (Tax Map 435, Lot 1B), a site-plan application for the construction of a 160-unit, multifamily building with associated site improvements in the RDV Zoning District. *Hayner/Swanson, Inc. for Brady Sullivan Properties, Inc. and Velcro USA, Inc.*

*(New Items)*

*With respect to the following applications, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the Staff that the Planning Board determine the applications complete and conduct a public hearing. A motion would be in order.*

**2. S2020-007**

Property located at 300 Varney Street (Tax Map 662, Lot 3), a subdivision application for the creation of one new buildable lot of 7,600 SF with the original lot reduced to 50,225 SF, in the R-2 Zoning District. *Sandford Surveying & Engineering, Inc. for Paul J. Beaudoin.*

**3. S-19-2016 Amendment**

Property located at 10 Rapids Lane (Tax Map 823, Lot 9-15), a request for relief of a condition of the previously approved Twin Brook subdivision regarding the location of the house in an R1-A Zoning District. *Keach-Nordstrom Associates for Manny Sousa.*

4. **S2020-012**

Properties located at 675 Coolidge Avenue (Tax Map 838, Lot 1), 685 Coolidge Avenue (Tax Map TPK6, Lot 5) and Tax Map 838, Lot 47, an application to adjust the lot line between TPK6-5 and 838-47, granting approximately 3 acres to TPK6-5, and eliminating the lot line between Lots 838-1 and TPK6-5 in the R-1B Zoning District. *Keach-Nordstrom Associates, Inc. for Coolidge Avenue Estates, LLC.* **[Application withdrawn – all lots will be merged]**

**PDSP2020-005**

Properties located at 675 Coolidge Avenue (Tax Map 838, Lot 1), 685 Coolidge Avenue (Tax Map TPK6, Lot 5), and Tax Map 838, Lot 47, a site-plan and planned development application for 11 dwelling units (9 new dwelling units and 2 existing dwelling units), a private drive, and associated site improvements, in the R-1B Zoning District. *Keach-Nordstrom Associates, Inc. for Coolidge Avenue Estates, LLC.*

5. **CU2020-010**

Property located at 374 Merrimack Street (Tax Map 127, Lot 32), an application for a reduction in required on-site parking from 12 spaces required to 6 provided for the use of multifamily housing in the R-2 Zoning District. *Joseph M. Wichert, LLS, Inc. for 374 Merrimack BL, LLC and 380-, 382 Merrimack Street, LLC.*

**SP2020-016**

Properties located at 374 Merrimack Street (Tax Map 127, Lot 31) and 380-382 Merrimack Street (Tax Map 127, Lot 32), a site-plan application to reconstruct a demolished, 6-unit, residential structure, with associated site improvements in the R-2 Zoning District. *Joseph M. Wichert, LLS, Inc. for 374 Merrimack Street BL, LLC and 380-382 Merrimack Street, LLC*

6. **CU2020-009**

Property located at 456 Union Street (Tax Map 73, Lot 30), an application for a reduction in required on-site parking from 52 spaces required to 20 provided for the use of congregate housing and support services in the R-3 Zoning District. *VHB for 1269 Café Ministries.*

**SP2020-012**

Property located at 456 Union Street (Tax Map 73, Lot 30), an application to change the use of an existing 21,344 SF building from a private school to congregate housing with support services, including outreach and recovery, in the R-3 Zoning District. *VHB for 1269 Café Ministries.*

7. **CU2020-008**

Property located at 220 Londonderry Turnpike (Tax Map 870, Lots 51, 51A, and 51B), an application for a reduction in required on-site parking in the B-2/LMPOD Overlay Zoning District. *Keach-Nordstrom Associates for ATS Equipment, Inc.* **[Project postponed pending decision by MWW]**

**SP2020-013**

Property located at 220 Londonderry Turnpike (Tax Map 870, Lots 51, 51A, and 51B), an application for the renovation of an existing 15,345 SF building and associated site improvements for an equipment rental storage yard in a B-2/LMPOD Overlay Zoning District. *Keach-Nordstrom Associates for ATS Equipment, Inc.* **[Project postponed pending decision by MWW]**

**III. LIMITED BUSINESS MEETING:**

1. **S2020-010**  
Property located at 376 Harvard Street (Tax Map 348, Lot 25), an application to subdivide an existing parcel of 13,311 SF into two lots of 5,164 SF and 8,147 SF in the R-3 Zoning District. *Joseph M. Wichert, LLS for The Hargis Family Trust.* **[Staff Recommendation]**
2. **SP2020-011**  
Property located at 738 Hooksett Road (Tax Map 566, Lot 10), an application to construct a new 5,046 SF freestanding ConvenientMD Urgent Care facility along with associated site improvements in the B-2 Zoning District. *Hinckley, Allen, and Snyder, LLP, and Bohler Engineering for ConvenientMD.* **[Staff Recommendation]**
3. **PDSP2020-004**  
Property located at 655 S. Willow Street (Tax Map 437, Lot 2), an application to construct a 70 SF concrete pad for an Automated Teller Machine (ATM) and canopy within the existing parking lot in the B-2 Zoning District. *Fuss and O'Neil for People's United Bank.* **[Staff Recommendation]**

**IV. ADMINISTRATIVE MATTERS:**

1. Any other business items from the Planning Staff or Board Members.

<p><b>Full text of the agenda items is on file for review in the Planning &amp; Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</b></p>
---